

HILLTOP PLAZA

BOWIE, MD

675 - 7,200 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES



HILLTOP PLAZA

BOWIE, MD

- | Anchored by two grocers, a national bank, a drive-thru national pharmacy and a diverse mix of national, regional and local retailers
- | Renovated in 2011, the Center is heavily supported by the surrounding densely populated, affluent suburban area
- | Located at a signalized intersection, the property is highly visible with approximately 32,500 vehicles passing on a daily basis on Annapolis Road
- | Ample parking with 776 surface spaces

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 POPULATION	7,490	48,105	114,896
 DAYTIME POPULATION	2,819	9,638	22,922
 HOUSEHOLD INCOME	\$117,990	\$131,793	\$145,088
 TRAFFIC COUNTS	32,553 on Annapolis Road		

CO-TENANTS



HILLTOP PLAZA BOWIE, MD

Distance to Washington D.C. 12 Miles
Distance to Annapolis 15 Miles
Distance to Baltimore 20 Miles



HILLTOP PLAZA

planet fitness MOM Walgreens Bank of America

WAUGH CHAPEL TOWNE CENTRE

Wegmans TARGET

BOWIE PLAZA

Bank of America M&T Bank

BR Dunkin' Donuts Burger King

DOLLAR GENERAL

FREE STATE SHOPPING CENTER

Giant WELLS FARGO

hair cuttery ROSS DRESS FOR LESS

VISTA GARDENS MARKETPLACE

BUFFALO WILD WINGS TARGET

Starbucks THE HOME DEPOT



BOWIE TOWN CENTER

SAFeway Olive Garden sears

BARNES & NOBLE BOOKSELLERS macy's

BOWIE MARKETPLACE

Harris Teeter Your Neighborhood Food Market

PETCO Where the pets go. Chick-fil& PNC BANK

PRIEST BRIDGE CENTER SHOPPING CENTER

FedEx Kinko's Domino's

7 ELEVEN SUNOCO



ANNAPOLIS ROAD



BOULEVARD AT THE CAPITAL CENTRE/LARGO TOWN CENTER

KAISER PERMANENTE

UMUC University of Maryland University College M metro

COLLINGTON PLAZA

Capital One Giant Ruby Tuesday

PNC BANK Walmart ups

BOWIE GATEWAY CENTER

HAVERTY'S STAPLES BIG LOTS!

TARGET PETSMART Michaels THE ARTS AND CRAFTS STORE

SITE PLAN

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TENANT LIST

HILLTOP PLAZA | BOWIE, MD

#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT	#	SQ. FT	MERCHANT
1	2,600	7 ELEVEN	16	2,684	Dental Land Pediatrics	30	1,571	East Delight
2	3,298	Corelife	17	3,375	Pho D'Lite	31	2,054	Fancier Spa and Salon
4	1,338	Available	18	2,326	Available	33	20,813	ALDI
5	6,105	Hilltop Wine & Spirits	19	6,629	Kids First Swim Schools	34	1,825	T-Mobile
6	867	LT Nails	20	675	Available	35	2,378	Sakura Hibachi
7	994	Available	21	820	Hair Talk	36	2,984	MyEyeDr.
8	1,434	Available	22	19,895	Planet Fitness	37	6,398	Crafty Crab
9	1,795	Papa John's Pizza	23	10,468	Dollar Tree	38	11,440	Walgreens
10	2,011	Mi Puebilito Bakery	24	2,799	Bowie Orthodontics	39	3,858	Educational Systems Federal Credit Union
11	1,197	VIP Cuts	25	7,812	Beauty 4U	40	6,277	Bank of America
12	589	Manuel Shoe Repair & Alterations	26	9,776	Advance Auto Parts	41	2,200	Dunkin' Donuts
13	4,650	Phenix Salon Suites	27	9,873	MOM's Organic Market	42	6,630	Blue Sunday Bar & Grill
14	1,465	Jersey Mike's Subs	28	1,644	Hilltop Cleaners	43	7,200	Available
15	2,684	ATI Physical Therapy	29	3,732	Bowie Jiu Jitsu			

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